

**1/27 Derwent Avenue, Geilston Bay, TAS, 7015**

ARKLEY & CO

**Villa For Sale**

Saturday, 23 November 2024

1/27 Derwent Avenue, Geilston Bay, TAS, 7015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**

## **Sunny Villa in Peaceful Location, Close to Amenities**

Positioned in a peaceful and sunny spot, this free-standing villa unit offers a lifestyle of convenience and tranquillity. One of just two properties on the title, with no active body corporate, it provides the privacy and independence rarely found in villa living. Situated just 10 minutes from Hobart CBD and 5 minutes from Lindisfarne Village, this home is perfectly located near waterfront walking tracks and a range of local amenities.

The light-filled, open-plan living, dining, and kitchen area enjoys a light filled sunny aspect while the adjoining sunroom is a versatile space ideal for year-round use. The kitchen is well-equipped with ample bench space, a pantry, and a double sink, making it practical and functional.

The home features two generously sized bedrooms, both with built-in wardrobes, and a centrally located bathroom with a separate bath and shower. A nearby separate toilet adds to the home's functionality. The laundry, with direct level access to the clothesline, enhances the practicality of the layout.

Outdoors, the fully fenced rear garden offers a sun-drenched, low-maintenance space perfect for pets, entertaining, or growing a vegetable garden. The paved area provides a great spot to relax and enjoy the sunny northerly aspect. Additional features include under-house storage, a single carport, and plenty of off-street parking—a rare find for a property of this type.

Whether you're looking for a sound investment or a comfortable home, this villa unit has much to offer.

### Key features:

- Private and quiet location
- Close to waterfront walking tracks
- No active body corporate and pet-friendly
- One of only two properties on the title
- Plenty of off-street parking
- Under-house storage
- Conveniently close to shops and amenities
- NBN connected
- Just 10 minutes to Hobart CBD and 5 minutes to Lindisfarne Village

Council rates: approx. \$1,600 per annum

Water rates: approx. \$1,200 per annum

### Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.